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DLN: 10022402199779

WARRANTY DEED

David R. Labonte of Sabattus, Androscoggin County, Maine, for consideration paid, grants to Travis Shaw and Brittany Shaw of Augusta, Kennebec County, Maine (whose mailing address is 76 Chaple Street, Apt. 2, Augusta, ME 04330) with Warranty Covenants, as Joint Tenants with Rights of Survivorship the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Dean Carney and Jennifer Carney to the grantor herein, dated July 29, 2009, recorded in Androscoggin Registry of Deeds, Book 7760, Page 315.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my hand and seal this 1 day of December, 2022.

WITNESS:

_____

David R. Labonte

STATE OF MAINE
Kennebec, ss

December 1, 2022

Then personally appeared the above-named David R. Labonte and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Justice of the Peace
Commission Expiration:

File No.: 2022-6421

Devin Brown-Hammond
Notary Public, State of Maine
My Commission Expires 10/29/2028

File No: 2022-6421

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"Exhibit A"

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A certain lot or parcel of land, together with any improvements thereon, situated in Wales, Androscoggin County, Maine, bounded and described as follows:

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Beginning at a point on the southerly line of the Oak Hill Road at a stone marked B on the westerly side of land now of formerly of Fred E. Mitchell; thence South 14° East along a stone wall marking the westerly line of said Fred E. Mitchell 585 feet, more or less, to an iron pin; thence in a westerly direction 250 feet, more or less, to an iron pin; thence in a northerly direction 586 feet, more or less, to an iron pin situated along the southerly line of said Oak Hill Road; thence in an easterly direction along the southerly line of said Oak Hill Road 250 feet, more or less, to the point of beginning.

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Subject to an easement from Donald Dulac et al. to Central Maine Power Company, et al. dated June 29, 1988 and recorded in said Registry of Deeds in Book 2675, Page 181.

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED